



Floorplan

Approximately 96 sq m - excluding the sun room

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: Band 'E' Pembrokeshire

AGENT NOTE - The EPC was carried out before the boiler, windows and doors were replaced.

ref: LG/AMS/03/24/OK

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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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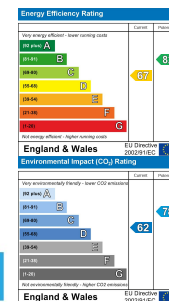


2 Ropeyard Close, Fishguard, Pembrokeshire, SA65 9BH

- Detached Bungalow
- Modern Kitchen/Dining Room
- Walking Distance to Local Amenities
- Low Maintenance Garden
- Gas Central Heating
- Two Double Bedrooms
- Driveway Parking and Garage
- Conservatory
- Double Glazing
- EPC Rating: D

Offers Over £250,000

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A well presented two bedroom bungalow conveniently located within the coastal town of Fishguard, and is within walking distance of the local shops, schools etc. Benefitting from gas central heating, double glazing, garage and off road parking.

The accommodation briefly comprises; an entrance porch with sliding doors to a built in cloaks/storage cupboard, and an inner door opening into the hallway. The living room has windows to two aspects, and a slate hearth ideal for an electric or gas fire. A door opens into the modern kitchen with fitted matching wall and base units along with space for a dining table. From here a door leads into the conservatory/sun room giving access to the rear patio. There is also a WC and a useful utility room with an airing cupboard and housing the Worcester boiler (this was replaced in 2021). Towards the other side of the bungalow there is a bathroom and the two double bedrooms, both with two windows, one with a built in wardrobe.

Externally the property has a gravelled area with shrub border to the side providing off road parking. There is a small paved area to the front bordered by railings. To the right hand side is the garage with space to park an additional vehicle in front. To the rear there is an enclosed patio rear garden, with easy to maintain raised shrub and flower bed borders. This offers a great spot to sit and relax.

Fishguard is a popular market town and ferry port on the Pembrokeshire coastline. There is a wide variety of shops, restaurants. secondary school, junior schools, library and leisure centre in the town centre. Fishguard Harbour is the ferry terminal to Southern Ireland, the train station offers excellent communication links. Goodwick Sands provides a safe beach for families, with other coves and beaches such as Pwllgwaelod, Cwm yr Eglwys, Abercastle, etc all within easy driving distance.



Porch

Hallway

Lounge

Kitchen/Dining Room

Conservatory

Utility Room

WC

Bedroom

Bedroom

Bathroom

DIRECTIONS

From our Fishguard office proceed up high street, turning right before the petrol station, then bear right into Penbanc. Take the first left into Ropeyard Close and the property will be found ahead on the right hand side. What three words - ///alarm.script.turntable

